

Courtesy Of Allison M Meston Of Exp Realty

# \$1,089,000 - A 47257 Hwy 771, Rural Wetaskiwin County

MLS® #E4436463

**\$1,089,000**

7 Bedroom, 3.00 Bathroom, 1,988 sqft

Rural on 0.49 Acres

Westeros, Rural Wetaskiwin County, AB

Discover this stunning 7 bedroom waterfront home on Pigeon Lake with almost 3500 sft of developed living space! Only 1 hour from the city this four season home is perfect for families, entertainers, outdoor lovers, and Airbnb hosts alike. The bright main floor features an A-frame living room, cozy wood-burning fireplace open to your dining and well-appointed kitchen - all with Bose sound system. Step out onto your screened-in room, soak in the hot tub, or host gatherings on the expansive patio. The beautiful private primary suite features lake views, an ensuite, and walk-in closet. Main floor laundry, two additional bedrooms, a full bathroom and family theatre room complete the main floor. The fully finished basement adds four more bedrooms, a full bath, room for multiple families to stay, all with their own space! The detached shop features a work area, 2 single bays great for storing all your toys and a whole home back up generator! Don't miss this rare opportunity to own a piece of lakefront paradise!

Built in 2001

## Essential Information

MLS® # E4436463

Price \$1,089,000



Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Acres	0.49
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	A 47257 Hwy 771
Area	Rural Wetaskiwin County
Subdivision	Westrose
City	Rural Wetaskiwin County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

### **Amenities**

Features	Off Street Parking, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Hot Tub, Lake Privileges, No Smoking Home, Patio, See Remarks
Parking Spaces	8

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Concrete
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Waterfront Property
Construction	Concrete

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            May 14th, 2025

Days on Market      44

Zoning                 Zone 95

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